

Planning Commission

Regular Meeting of May 15, 2013

A regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Tuesday, May 15, 2013, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Miguel Rojas, Vice Chairman
Fred Khosrowabadi
Carolyn Palmieri

Commissioners Absent: Nikan Khatibi

Staff Present: Konrad Bolowich, Assistant City Manager
Guillermo Arreola, Associate Planner
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC-13-13 – SPECIAL PLANNING AREA D PHASE ONE CONCEPT AND BRYN MAWR AVENUE EXTENSION, INCLUDING; GENERAL PLAN AMENDMENT NO. 12-107; SPECIFIC PLAN AMENDMENT NO. 13-035; ZONE MAP CHANGE NO. 13-036; TENTATIVE PARCEL MAP (TPM 19018) NO. 13-033; PRECISE PLAN OF DESIGN NO. 13-034; FOR VACANT PROPERTY LOCATED ON THE SOUTH SIDE OF REDLANDS BOULEVARD, BETWEEN ENTERPRISE DRIVE AND BRYN MAWR AVENUE, WITHIN SPECIAL PLANNING AREA D AND THE EAST VALLEY CORRIDOR SPECIFIC PLAN – SPECIAL DEVELOPMENT DISTRICT – (PUBLIC HEARING – LIMITED TO 30 MINUTES)

- Adopt the Mitigated Negative Declaration (see Attachment B, NOI/IS/MND);
- Approve General Plan Amendment No. 12-107 and adopt the Resolution, based on the findings (see Attachment C, General Plan Text Amendment – Section 2.2.7.4);
- Approve Specific Plan Amendment No. 13-035 and adopt the Ordinance, based on the findings (see Attachment D, Proposed Specific Plan Boundary Adjustment and Zone Map Change);
- Approve Zone Map Change No. 13-036 and adopt the Ordinance, based on the findings (see Attachment D, Proposed Specific Plan Boundary Adjustment and Zone Map Change);
- Approve Tentative Parcel Map No. 13-033 (TMP 19018) (see Attachment E, Tentative Parcel Map No. 19018) and adopt the Resolution, based on the findings and subject to the Conditions of Approval (see Attachment G, Conditions of Approval);
- Approve Precise Plan of Design No. 13-034 (see Attachment F, Project Plans) and adopt the Resolution, and subject to the Conditions of Approval (see Attachment G, Conditions of Approval).

All of these requests collectively relate to establishing the foundation for future Phase One development plans conceptually identified for retail and institutional uses that are consistent with the General Plan and located within Special Planning Area D, generally south of Redlands Boulevard, north of Mission Road, and between Enterprise Drive and Bryn Mawr Avenue.

Assistant City Manager Bolowich introduced Contract Planner Melanie Traxler, who would be presenting the report and clarified that the matter before the Commission this evening was the property only, no building or structures and is to adjust some lot lines and zoning modifications in preparation for the Veterans Administration project.

Contract Planner Traxler presented the report into evidence, indicating that the application was submitted in December 2012. The applicant desires to consolidate 13 existing lots to establish 4 parcels and 2 lettered lots for roadways that would allow for future development applications for health care and retail/commercial uses.

Chairman Nichols thanked Planner Traxler, opened the public hearing and invited comments from the public and the Commissioners.

Commissioner concerns included:

- Inclusion of the playfields at Mission School identified as park land and the existence of a joint use agreement with the school district that dedicates the play field as park land for the city
- Security concerns with identifying the school playfields as park land that will impact the use
- Limited use of school play fields to be able to count as park land/open space
- Was the original intent that the area be master planned – is it within the Commission's prevue to determine whether this is an acceptable interpretation as recommended

- Parks and open space seems compromised to some extent without a true, physical master plan as it is left to be defined within each phase; would like to define the open space and trails master plan in the overall context
- Is it within the Commission's prevue to suggest an additional condition that the concept for open space within the entire Area D be brought back to the Commission
- Being asked to approve something so preliminary
- The vision of Measure V was to incorporate a large, active recreation space or sports complex that would require at least 30 acres; city is in need of more active park space
- The need to look at how to develop an open/recreation sports complex
- Drawings indicate a planned community, so there is already set aside park area; an area for senior housing, high-density housing, low-income housing
- As Phase One includes commercial/retail, is it a possible consideration to dedicate a parcel along Redlands Boulevard specifically designated for commercial development and have the institutional development happen behind that to optimize the economic development of the property
- Proposed roadway should incorporate bike paths separate from the pedestrian traffic
- Was applicant willing or able to having an additional portion of Redlands Boulevard dedicated to traditional retail and still provide the visibility needed for the health care use

Assistant City Manager Bolowich responded that there were 2 pieces identified as park land or open space, one part being the play field at Mission School, approximately 3 – 4 acres; and an area on the east side of the existing redevelopment property where the Salt Cedars are, that is conservation area and is part of the original environmental impact report. There is currently no agreement between the school district and the city; the fields are available through a reservation system with the school district. If the play field were to be removed from the park land and open space designation, the determination would have to be made as to what type of land use would be assigned to that area of the school. The Planning Commission can recommend that a joint use agreement with the Redlands School District be pursued.

Contract Planner Traxler explained Special Planning Area D Guiding Policy in some areas alludes to the potential of being designed through master plan or specific plan; in other locations within the guidelines, it sets up an option for comprehensive planning. She explained the general nature of a specific plan and a master plan, indicating that it was within the prevue of the Commission to determine that the recommendation tonight to make the determination that the area be master planned is a fair interpretation. The Guiding Policy of Special Planning Area D defines where retail mixed uses should go; they are set to go along the frontages of Redlands Boulevard and California Streets. It also indicates that single family residential uses should be placed towards the central, western and southern portions, with multi-family development permitted toward the interior of the area; and there shall be connecting trails throughout. The actual Policy, therefore, begins to give you a digital image, with certain land uses already designated to certain areas. In essence, the Guiding Policy essentially functions as the framework of a master plan.

Contract Planner Traxler continued, indicating that Staff had looked at the overall planning for parks, open space and trails in developing the General Plan amendment text and, although the text itself does not go into detail about how it happens, Policy t does indicate that each phase is required to provide its fair share of parks, open space and trails system. The planning and development permit process provides that the project will come back before the Commission, at which time the Commission would determine if the goals for parks, open space and trails are being achieved.

Assistant City Manager Bolowich indicated the concept is that the first 42 acre development would serve as an anchor and the other developments would then fit together with the first. As part of the master plan concept, it is not several individual developments that have no tie; the first creates the point at which the others build off. With multiple property owners within Area D, it would be very challenging for one owner to master plan all the phases.

City Attorney pointed out that this is a very preliminary stage, and there will be opportunities as the projects are actually planned as to what would go where on these parcels. That might be a better opportunity to look at how those implementing policies are being carried out and the impacts to the remaining parcels. What is before the Commission is more a portion of the basic framework for the Commission to make certain limited recommendations for the development of the property. There will be additional opportunities for further recommendations as the specific projects come before the Commission in the future, such as where open space goes, what type of open space each phase will be provided and how they fit together. The concerns of the Commission should be forwarded to the City Council to take into consideration and determine to what extent and in what manner that master plan will be developed as time goes on.

Assistant City Manager Bolowich indicated that the areas for senior housing, high-density housing, and low-income housing have not been newly created or changed. Care was taken to not change any of the land uses indicated in Table 2B as part of the General Plan Amendment. Those were determined when the General Plan was first done and Area D was created.

Contract Planner Traxler indicated that the Guiding Policy for Special Planning Area D lays the foundation for where the low density residential is allowed, and it is not allowed in the area set aside for Phase One. It lays out that retail/mixed use is intended to go approximately where Phase One is, along Redlands Boulevard. Policy e also

starts to establish the framework for roadways, which is why the particular entry point was selected; the road curves creating a large, usable parcel for a potential land lease tenant and bringing the road into the center of the project to create access for future uses and hopefully a more centralized, larger scale recreation area. In understanding fair share and what the planned development permit process allows as far as assigned park use area for each phase, the park use/open space could be located on-site within Phase One or through the design process it could be determined that it be located in an off-site mitigation area to be consolidated in the future. That possibility is still there, it is not possible to define where that is going to go right now. It is premature to assign a future park or recreation location without being given the opportunity to see what project design comes in.

Assistant City Manager Bolowich indicated that an applicant who develops Phase One will either have to provide a design that is acceptable to the Planning Commission and the City Council that incorporates open space and park areas as part of the design, or they will have to purchase land somewhere else in Area D that is designated and turned over to the City as open space. They would not be placing the burden on to another land owner or devaluing another property; the applicant would carry the burden himself or buy that burden and provide it to the City.

The general plan amendment includes two points; nothing else was changed in the general plan as far as the guiding principles or policies. All that was done was to create the phasing ability that can either be rejected or approved based upon how well it fits with future needs by Planning Commission and the City Council, so each one of those phases has a rejection and approval process. The second piece is creating the parcelization. Nothing else is proposed to change the as far as the land uses, the amount of uses or any of the other designations within Area D.

In consideration of what is proposed in Phase One, a health care/medical use is actually considered a mixed use as it is comprised of administrative uses, office uses, health care, etc. The underlying zoning is Special Development District through the East Valley Corridor Specific Plan and that zone is a conglomeration of individual zones such as commercial/retail, commercial/industrial, institution, and administrative business professional. The City's zoning does not make a distinction between commercial, medical commercial and retail uses. Retail/mixed use is a land use designation.

Assistant City Manager indicated that the proposed roadway does include sidewalks and there is sufficient space to add bike lanes and trails.

Upon invitation from the Chairman for comments from the public, Dick Wiley of Loma Linda addressed the Commissioners regarding the existing joint use agreement with the Redlands School District for Bryn Mawr Elementary School and the lack of such an agreement for Mission School.

Erren O'Leary, representing the applicant, addressed the Commission and thanked staff for their work. He commented on the comparison to building a house, this step is equivalent to buying the land, with the foundation and design to come at a later time. He was ok with the possible condition that they pursue a joint use agreement with the Redlands School District and if agreement could not be reached, that the land use table be adjusted accordingly.

Mr. O'Leary continued that he did not know if it was feasible at this time to dedicate more Redlands Boulevard frontage to traditional retail as the Veterans Administration selected this site specifically because of the Redlands Boulevard frontage. As the Veterans Administration project would be a land/lease, economic benefits such as job creation, support of other retail and property and sales tax generated probably outweigh traditional retail.

Assistant City Manager Bolowich indicated the 5 acre portion to the east is designed to as a place open for continuous retail as Redlands Boulevard develops.

Chairman Nichols closed the public hearing.

Motion by Nichols, seconded by Palmieri and carried to adopt staff recommendations with the added conditions 1) that a joint use agreement be pursued with the Redland School District for Mission School or re-distribute the land use accordingly, and 2) that the intent is to have a large, active recreation space and that a fee be set aside from each of the developments to acquire a parcel sufficient to develop a recreation space; Rojas abstained. Khatibi absent.

REPORTS BY PLANNING COMMISSIONERS

Commissioner Rojas asked about the nature of the roadwork near the dorms. Assistant City Manager indicated that he believed they were extending the tunnels (service tunnels used for data, air conditioning, sewer, etc.); as they continue the Stewart Street undercrossing, they are continuing the tunnel network from Anderson and Stewart Streets up the hill and it will be covered with landscaping.

Chairman Nichols commented that given the action taken this evening and the potential impact to the remaining property owners, could the City reach out to those property owners for some sort of visioning charrette? Assistant City Manager Bolowich responded that there are 2 major property owners - Cal 88 Investment Group, who have expressed interest in working with a developer to do a full master plan of the area; and the former Redevelopment

Agency property which will need to be disposed of as part of the redevelopment dissolution process by the State. Until that dissolution process is complete, which could be a year or more, and not knowing who the potential owner could be, there really isn't anything to discuss.

Commissioner Palmieri asked about the bus stops being constructed in town. Assistant City Manager Bolowich explained they were part of the Omnitrans sbX project, an express bus line that will run from north of Cal State San Bernardino to the VA here in Loma Linda and believes they are expected to be completed by the end of the year.

Chairman Nichols thanked Ms. Traxler for her expertise and good work in putting this information together. Ms. Traxler thanked Mr. Nichols and indicated that she has a former working relationship with Assistant Planner Arreola that brought her to work on this project with the City.

Dick Wiley commented regarding the sbX bus stops, the stop at the creek on Anderson Street and traffic impacts on Anderson Street.

REPORTS BY STAFF

Assistant City Manager Bolowich thanked the Commissioners as their action tonight as it creates the first piece of closure to a 5 year effort to bring the Veterans Administration facility to Loma Linda. This is an important project for the City.

The meeting adjourned at 8:47 p.m.

Minutes approved at the meeting of July 17, 2013.



Barbara Nicholson
Deputy City Clerk